

6.4 Campus Commercial

6.4.1 Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Building Form and Development Standards.

The Campus Commercial Zone building form and development standards are intended to create an employment center based on market realities. The development is envisioned as a campus environment, but also compliments the moderate scale of the adjacent development. It is expected that development be integrated into a street network that is compatible with the planned street network connections.

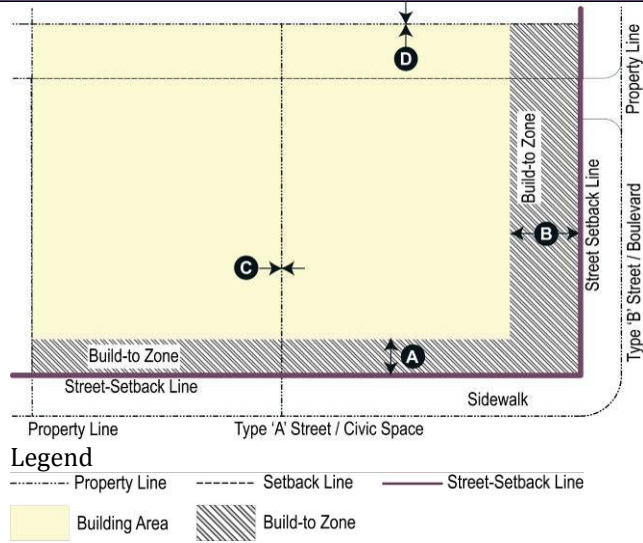
Generally, this character zone will maximize the potential to create a regional destination with easy access to regional highways, thoroughfares and trail network.

Appropriate frontages for the Campus Commercial Character Zone



Appropriate height variations for the Campus Commercial Zone

6.4.2 Building Placement



| (i) <i>Street Setback Line</i> (Distance from center line of street cross section to edge of the BTZ) | | | |
|---|----------------------------|---------------------------------|------------|
| Main Street | 46 ft. | Neighborhood Street Type A | 34 ft. |
| Park Edge Street | 32 ft. | Mixed Use General Street Type B | 30 ft. |
| (ii) <i>Build-to Zone (BTZ)</i> (measured from edge of SSL) | | | |
| Front (Type 'A' Street / Civic Space) | 5' – 10' (see #1) | | A |
| Front (Boulevard/ Type 'B' Street) | 0' – 10' (see #2) | | B |
| Side and Rear (from property line) | 0' (see #3) | | C D |
| (iii) <i>Building Frontage</i> | | | |
| % of building built to Type 'A' Street BTZ | 80% (min.) (see #4 and #7) | | |
| % of building built to Type 'B' Street BTZ | 40% (min.) (see #4 and #7) | | |

Notes

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.

#2 – The area between the building and the edge of the BTZ at the public sidewalk shall include a 6' wide (min.) landscaping strip with street trees planted at 40' on center (average), except at street intersections, where paving is optional up to 50' along the building façade. Species of the street trees shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance.

#3 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

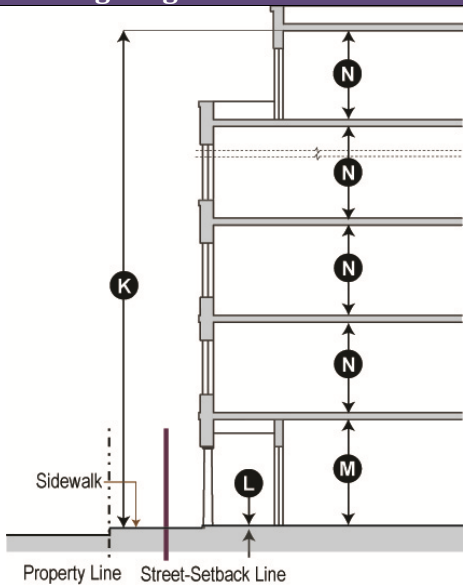
#4 – Corner building street facades shall be built to the BTZ a minimum of 40' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

#5 – Floor to floor heights shall not apply to parking structures.

#6 – Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.

#7 – Any frontage along all Type 'A' Streets and the Boulevard not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (Type 'A', Boulevard and Type 'B' Streets) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance. The required Street Screen shall be located at the setback line along the corresponding frontage.

6.4.3 Building Height



Principal Building Standards

| | | |
|-----------------------------|---|----------|
| Building Maximum | 15 stories (max.) (see #6, #8 and 6.4.6) | K |
| First floor to floor height | 15' (min.) (see #5) | M |
| Ground floor finish level | 12 inches max. above sidewalk (for ground floor Commercial Ready buildings) | L |
| Upper floor to floor height | 10' (min.) (see #5) | N |

6.4.4 Commercial Frontage Standards

Ground floors of all buildings fronting on Trinity Blvd. shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

6.4.5 Transition Overlay Standards

Within the Transition Overlay area, depicted on the Regulating Plan, buildings may not exceed 6 stories in height.

#8 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.

